



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: June 29, 2006
AGENDA DATE: July 6, 2006
PROJECT ADDRESS: 910 Camino Viejo (MST2005-00344)

TO: Planning Commission

FROM: Planning Division, (805) 564-5470

Jan Hubbell, AICP, Senior Planner

Susan Gantz, Planning Technician

I. PROJECT DESCRIPTION

The project involves the construction of a new 5,305 square foot, two-story single-family residence with an attached 848 square foot garage and 400 square foot swimming pool on a 50,094 square foot vacant lot in the Hillside Design District. There is also grading associated with the project, consisting of 1,071 cubic yards of cut and 1,048 cubic yards of fill outside of the main building footprint, and an on-site retention basin.

II. REQUIRED APPLICATIONS

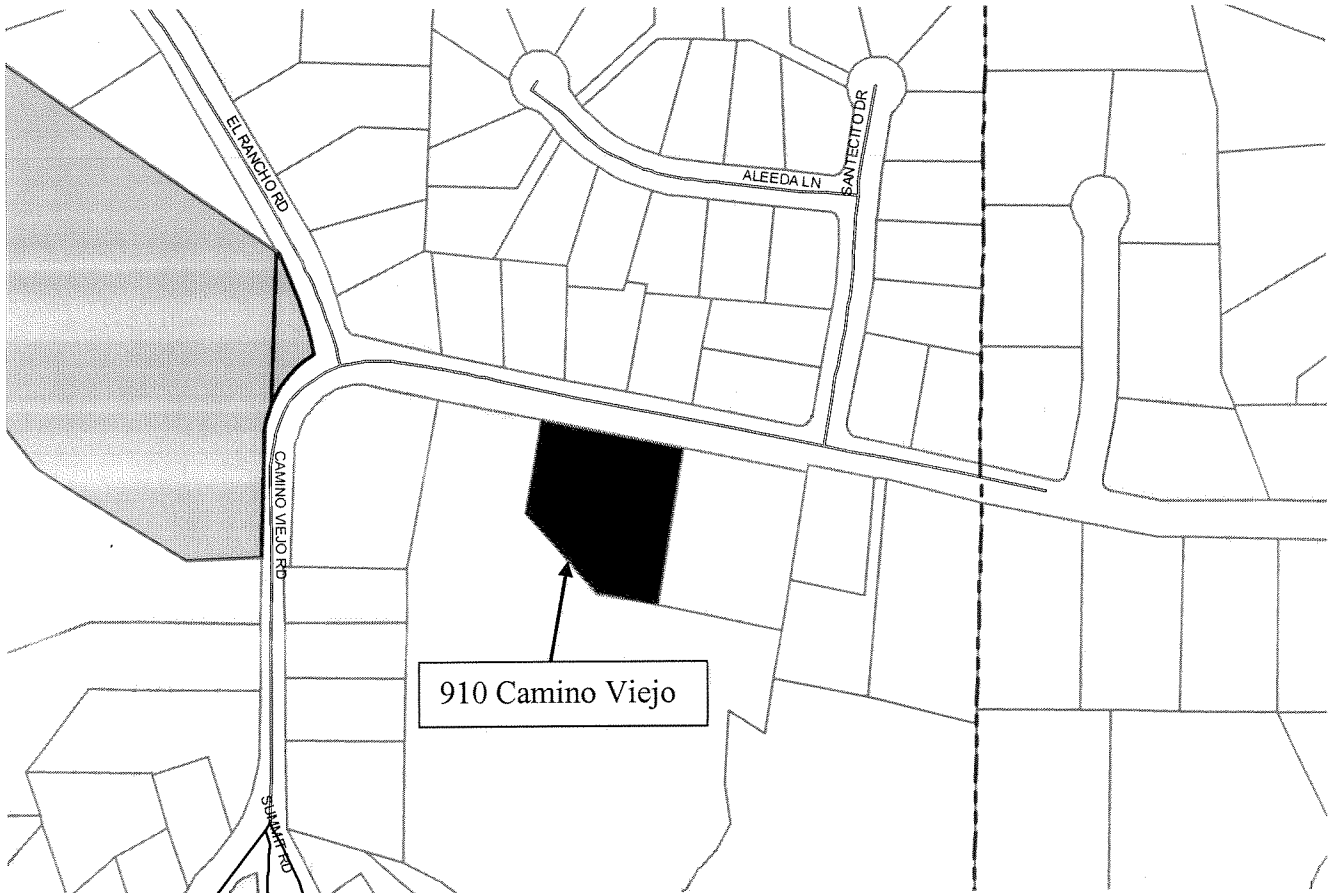
The discretionary applications required for this project are:

1. Modification for covered parking to have a total aggregate floor area in excess of 750 square feet (SBMC §28.87.160.4); and
2. Neighborhood Preservation Ordinance Findings for grading in excess of 500 cubic yards outside the building footprint (SBMC § 22.68.070). The project site is located within the Hillside Design District.

III. RECOMMENDATION

The proposed project will conform to the City's General Plan, Zoning Ordinance, and the Building Code. Additionally, the size and massing of the project are consistent with the surrounding neighborhood. Staff supports the modification requested, in that the garage is scaled appropriately for the size of the house and most of the square footage will be constructed below grade, minimizing the mass. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.

Vicinity Map



APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

May 23, 2006
August 21, 2006

IV. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION

| | |
|--|-------------------------------------|
| Applicant: Kirk Gradin, Architect | Property Owner: CV Investments, LLC |
| Parcel Number: 015-060-046 | Lot Area: 1.303 acres |
| General Plan: Residential - 2-Units/acre | Zoning: A-2, Single Family |
| Existing Use: Vacant | Topography: Average 26% slope |
| Adjacent Land Uses: | |
| North - Residential | East - Residential |
| South - Residential | West - Residential |

PROJECT STATISTICS

| | Existing | Proposed |
|-----------------|----------|-----------------------|
| Living Area | N/A | 5,305 net square feet |
| Garage | N/A | 848 net square feet |
| Accessory Space | N/A | N/A |

V. ZONING ORDINANCE CONSISTENCY

| Standard | Requirement/Allowance | Existing | Proposed |
|------------------|-----------------------|----------|----------------------|
| Setbacks | | | |
| -Front | 30' | N/A | 30' |
| -Interior | 10' | N/A | 10' |
| -Rear | 10' | N/A | 10' |
| Building Height | 30' | N/A | 27'-6" |
| Parking | 2 (covered) | N/A | 3 (covered) |
| Open Yard | 1,250 s.f. | N/A | >1,250 s.f. |
| Lot Coverage | | | |
| -Building | N/A | N/A | 4,201 sq. ft. 7.5% |
| -Paving/Driveway | N/A | | 7,843 sq. ft. 14% |
| -Landscaping | N/A | | 43,974 sq. ft. 78.5% |

The proposed project would meet the requirements of the A-2 Zone, with the exception of the covered parking to exceed a total aggregate floor area of 750 square feet (SBMC §28.87.160.4).

VI. SITE DESCRIPTION

The existing 1.15 acre parcel is located on the south side of Camino Viejo Road midway between Santequito Road and El Rancho Road on a northeast facing slope in the Eucalyptus Hill Neighborhood. The lot was created in 1978 as a result of a four-lot subdivision. The property is zoned A-1, Single-

Family Residential Zone, and has never been developed. At the present time, the site is accessed via an existing dirt driveway which will be abandoned in favor of a new, meandering driveway with a reduced slope that will provide better drainage by following the contours of the site. The site is open space surrounded on all sides by single-family residences. The topography of the site shows a relatively flat northern one-quarter of the parcel, sloping gently to the east, with the southern three-quarters of the parcel on a 20% - 30% northeast-facing slope. The parcel has some native cover and trees but is dominated by non-native brome grasses and scattered clumps of non-native trees and shrubs.

VII. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) at four separate hearings (meeting minutes attached as Exhibit D) and was forwarded to the Planning Commission with positive comments including acceptance of the project's size, bulk, and scale, appreciation for the inclusion of a retention basin, and acceptance of the proposed retaining walls to the rear of the structure because they sit low and are obstructed from view to the street. Preliminary and final approval with Neighborhood Preservation Ordinance findings by the ABR will be required following Planning Commission approval of the project.

B. ENVIRONMENTAL REVIEW

A Biological Assessment (Exhibit E) was prepared for the site and determined that the project will not result in any significant impacts to biological resources. Although a number of adverse impacts will result from the project, those impacts are mitigated through conditions of approval such as: increasing habitat values for wildlife by including native trees, shrubs, and ground cover in the Landscaping Plan and removing existing, invasive shrubs such as acacia on the site; limiting site grading and other soil disturbing activities to the dry season to avoid soil erosion; and, retaining a qualified biologist to conduct a nest survey for raptors and other species on and within 500 feet of the parcel to mitigate the potential disruption of raptor roosting or nesting behavior. Staff has determined that the project qualifies for an exemption from further environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines, which exempts new single-family residences in residential zones.

C. MODIFICATION

The project proposes an 848 square foot garage, requiring a modification for covered parking to have an aggregate floor area in excess of 750 square feet. Staff is supportive of the modification because the garage will be scaled appropriately to the size of the proposed house, and most of the square footage will be constructed below grade, minimizing the mass.

D. GRADING

The proposed project involves grading outside of the main building footprint in the amount of 1,071 cubic yards of cut and 1,048 cubic yards of fill. The applicant has followed the

recommendations of the Architectural Board of Review to improve, refine, and reduce the amount of visible grading associated with the driveway and surrounding yard areas. The majority of the cut soil outside of the main building footprint occurs behind the proposed residence and will not be visible either to the neighbors or from the public right-of-way. Because the first floor of this two-story house will be 30 feet above the street level and set back away from the road for over 160 feet, the graded slope behind the house will not be visible from the street. Additionally, the terracing of the hillside behind the residence will help to secure the hill, improve drainage, and avoid tall, unsightly retaining walls that would otherwise be required. Most of the fill quantities occur at the lower end of the site as part of the driveway grading, and have been designed in such a manner as to appear natural in relation to the existing topography. An attempt has been made to use as much of the cut soil as possible on site, and all graded areas will be generously landscaped. The proposed design leaves more than one-half of the lot ungraded and allows the house massing and roof forms to follow the descending slope. Proposed retaining walls range in height from 4'-6" to 6'-6", but no retaining walls on the terraced southwest side exceed 4'-6". All retaining walls visible to the public will be faced in sandstone veneer.

VIII. RECOMMENDATION AND FINDINGS

The proposed project would be compatible with development in the surrounding neighborhood, would be consistent with the Neighborhood Preservation Ordinance, and would conform to the provisions of the Municipal Code; therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined below, and subject to the conditions of approval in Exhibit A.

A. FINDINGS FOR THE MODIFICATION (SBMC §28.87.160.4)

The modification for covered parking to have a total aggregate floor area in excess of 750 square feet is consistent with the purpose and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the site. A garage of this size is consistent with the scale of the house, with the added advantage that most of the square footage will be constructed below grade, minimizing the mass. The project meets all other provisions of the Code including meeting the minimum lot size, open yard area, and is consistent with the neighborhood character and development.

B. FINDINGS FOR NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE (SBMC § 22.68.070)

Staff believes that this project meets the criteria for findings of consistency with the Neighborhood Preservation Ordinance. The grading as proposed appears appropriate to the site and will not significantly modify the existing topography. The project was reviewed by the Architectural Board of Review and found to be appropriate and consistent with the neighborhood and with the City's Hillside Design District practices. Therefore, Staff recommends that the Planning Commission make the following findings and approve the project subject to the Conditions of Approval contained in Exhibit A.

1. The public health, safety and welfare will be protected by the provision of adequate on-site drainage and placing the driveway curb cut in a location visible by drivers and pedestrians. Additionally, the project will comply with the Zoning Ordinance of the City of Santa Barbara Municipal Code and all applicable building and safety codes.
2. The grading and development will be appropriate to the site, have been designed to avoid visible scarring and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside. The building's foundation will be cut into the slope and the graded slope behind the residence and will not be visible to neighbors or from the street. The terraced hillside will improve drainage and avoid tall retaining walls. Grading for the new driveway has been designed to appear natural in relation to the existing topography, and other graded areas will be generously landscaped. More than one-half of the lot will remain ungraded, allowing the house massing and roof forms to follow the descending slope.
3. The project will, to the maximum extent feasible, preserve and protect any native or mature trees with a minimum diameter of four inches (4") measured four feet (4') from the base of the trunk. Any specimen tree, skyline tree, or oak tree with a diameter of four inches (4") or more at four feet (4') above natural grade that must be removed will be replaced on a one-to-one basis, at a minimum. Designated Specimen, Historic and Landmark trees will not be removed. Twenty-five existing trees will be preserved in place and new trees will be planted to mitigate the eight total trees removed or slated for removal.
4. The development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood in that the residence has been designed in a traditional Mission Revival style with varied roof lines, a combination of horizontal and vertical design elements, the tall chimney placed at the center of the massing, and the retaining walls broken into segments.
5. The development will be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and neighborhood in that the design of the residence conforms to the Hillside Design Guidelines. The neighborhood is comprised of houses ranging in size from 1,800 square feet to 10,000 square feet, and this residence will appear modest in size from the street below and will enhance the character of the street through its sensitive massing, proportioned composition, and traditional Santa Barbara vernacular. The oversized garage is a necessary amenity for a house of this size and most of the square footage of the garage is below grade, mitigating the mass.
6. The development will preserve significant public scenic views of and from the hillside by using low, terraced retaining walls, meandering the driveway, siting the development well up on the parcel, and enhancing the existing landscaping.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter dated July 21, 2005
- D. ABR Minutes dated June 13, 2005, July 11, 2005, October 3, 2005, and October 24, 2005
- E. Biological Assessment prepared by Lawrence E. Hunt dated February 3, 2006

PLANNING COMMISSION CONDITIONS OF APPROVAL

910 CAMINO VIEJO
MODIFICATION, NPO FINDINGS
JULY 6, 2006

- I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:
- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute (an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property") (a written instrument), which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any *project-related* drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard of life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Architectural Board of Review (ABR).
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the ABR. Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
 4. **Maintenance of Drainage System.** Owner shall be responsible for maintaining the drainage system in a functioning state. Should any of the project's surface or subsurface drainage structures fail or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building permit is required to authorize such work.
 5. **Approved Development.** The development of the Real Property approved by the Planning Commission on _____ is limited to approximately 5,305 square feet of building area and the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 6. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.

B. **Design Review.** The following are subject to the review and approval of the Architectural Board of Review (ABR) prior to the issuance of a building permit or public works permit (as applicable):

1. **Trash Enclosure Provision.** A trash enclosure area for trash and recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Such structure shall be located at least five (5) feet from any building unless protected with fire sprinklers, with final location approved by ABR.
2. **Tree Protection Measures.** The landscape plan and grading plan shall include the following tree protection measures:
 - a. **Fencing.** Fencing or protective barriers around the trees during construction.
 - b. **Landscaping Under Trees.** Landscaping under the trees that is compatible with the preservation of the tree(s).
 - c. **Biological Assessment.** Include a note on the plans that recommendations/conditions contained in the arborist's report prepared by Lawrence E. Hunt dated February 3, 2006, shall be implemented.
 - d. **Oak Tree Protection Measures.** The following provisions shall apply to existing oak trees on site:
 - (1) During construction, fencing or protective barriers shall be placed around the dripline of all oak trees located within 25 feet of development.
 - (2) No grading shall occur under any oak tree dripline, except as indicated on the drainage and grading plan for construction of the residence. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.
 - (3) A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.
 - (4) No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree.
 - (5) Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the ABR. No irrigation system shall be installed under the dripline of any oak tree.

- (6) Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a three to one (3:1) ratio, at a minimum five (5) gallon size, from South Coastal Santa Barbara County Stock.
 - (7) Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.
 3. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
- C. **Public Works Submittal prior to Permits.** The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the issuance of a Building permit or Public Works permit.
 1. **Street Improvement Plans.** The Owner shall submit C-1 public improvement/building plans for construction of improvements along the subject property road frontage on Camino Viejo. Public Works C-1 Improvement Plans shall be submitted separately from Building Permit plans. *As determined by the Public Works Department, the improvements shall include new, and/or remove and replace to City standards:* driveway apron modified to meet Title 24 requirements, curbs, gutters, *apply* crack seal to the centerline of the street along entire subject property frontage, underground service utilities, *connection to* City/private sewer mains, drainage system (slot/trench drain, drop inlet, detention, erosion protection, etc.), preserve and/or reset survey monuments, on-site biofilter/swale, drought-tolerant parkway landscaping, street trees, and provide adequate positive drainage from site. The C-1 public improvement/building plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer.
 2. **Water Rights Assignment.** "Agreement Assigning Water Extraction Rights". Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. This assignment of rights *does* not include a right of surface entry on or from the Real Property.
 3. **Drainage Calculations or Hydrology Report.** Submit to the Land Development Engineer drainage calculations/hydrology report justifying that the existing on-site and proposed on-site drainage conveyance system adequately conveys a minimum of a 25-year storm event.
 4. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.

- D. **Construction Erosion/Sedimentation Control.** Plans shall include an Erosion/Sedimentation Control Plan as per the Building & Safety Division's Erosion/Sedimentation Control Policy.
- E. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review outlined in Section B above.
 2. **Pre-Construction Conference.** Prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner, Architect, Contractor and any other required personnel.
 3. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition is met with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal (e.g., Final Map submitted to Public Works Department for review), and attach documents as appropriate.
 4. **Technical Reports.** All recommendations of the Updated Foundation Exploration Report and Slope Stability Analysis prepared by Pacific Materials Testing Laboratory dated March 13, 2006 and approved by the Building and Safety Division shall be incorporated into the construction plans.
 5. **Biologist Contract Required Per Biological Assessment.** Submit a contract with a qualified biologist to conduct the monitoring recommended in the Biological Assessment prepared by Lawrence E. Hunt dated February 3, 2006 to implement the monitoring recommendations in the report.
 6. **Grading Limitations.** Excavation and grading shall be limited to the dry season of the year (i.e., April 15 – November 1.)
 7. **High Fire Hazard Construction.** High fire hazard construction requirements shall be met.
 8. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and

understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

| | |
|----------------|------|
| Property Owner | Date |
|----------------|------|

| | | |
|------------|------|-------------|
| Contractor | Date | License No. |
|------------|------|-------------|

| | | |
|-----------|------|-------------|
| Architect | Date | License No. |
|-----------|------|-------------|

| | | |
|----------|------|-------------|
| Engineer | Date | License No. |
|----------|------|-------------|

F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

| | |
|-------------------------------------|--------------------------------------|
| New Year's Day..... | January 1 st * |
| Martin Luther King's Birthday | 3 rd Monday in January |
| Presidents' Day | 3 rd Monday in February |
| Memorial Day | Last Monday in May |
| Independence Day | July 4 th * |
| Labor Day..... | 1 st Monday in September |
| Thanksgiving Day | 4 th Thursday in November |
| Following Thanksgiving Day..... | Friday following Thanksgiving Day |
| Christmas Day..... | December 25 th * |

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work

includes, the reason for the work, the duration of the proposed work and a contact number.

2. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name, name, contractor's telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
3. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
4. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container for collection of demolition/construction materials, the size of which shall be determined by Public Works Water Resources, Environmental Services Division.
5. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
6. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
7. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
8. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
9. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected and maintained in accordance with the Tree Protection Plan and any related Conditions of Approval.
10. **Tree Protection.** Notes on the grading plan that specify the following:
 - a. No grading shall occur under the driplines of the existing trees.
 - b. A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the trees which are required to be protected.
 - c. All excavation within the dripline of the trees shall be done with hand tools.

- d. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.
 - e. No heavy equipment, storage of materials or parking shall take place under the dripline of the trees.
 - f. Any root pruning and trimming shall be done under the direction of a qualified Arborist.
11. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:
- a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
 - b. Storage or staging of construction materials and equipment within the public right-of-way is prohibited.
12. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
- Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
13. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
14. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
18. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries

and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

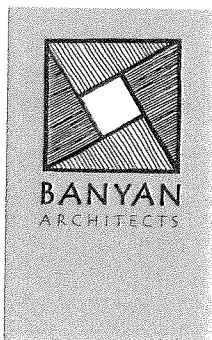
G. **Prior to Certificate of Occupancy.** Prior to issuance of a Temporary Certificate of Occupancy, or Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements along subject property frontage (curbs, gutters, sidewalks, etc.), subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots are to be pruned under the direction of the City Arborist.
2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.

NOTICE OF APPROVAL TIME LIMITS:

The Planning Commission's action approving the Conditional Use Permit, Modification, Performance Standard Permit, or Variance shall terminate two (2) year from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. A Building permit for the use authorized by the approval is issued within twenty-four (24) months of granting the approval. An extension may be granted by the Community Development Director, if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
2. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) two (2) years from granting the approval.



City of Santa Barbara
Planning and Development
130 Garden Street
SB, CA 93101

7/21/2005

Re: The Carlton Residence
910 Camino Viejo
Santa Barbara, CA 93108
A.P.N.: 015-060-046
Zone: A-2
Owner: CV Investments, LLC
559 San Ysidro Road
Santa Barbara, CA 93108

Dear Planning Commissioners--

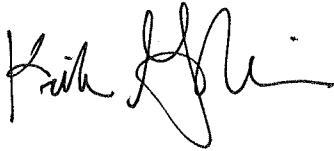
We are seeking Planning Commission approval for a proposed new residence. The site at 910 Camino Viejo is a vacant lot of 1.15 acres (50,094 square feet) with an approximate average slope of 26%. It is a north facing slope with many on-site and surrounding, mature trees. Many of the trees occur at the lower end of the lot and will help to visually buffer the new residence from street. Among the tree types, there are a few oaks, but mostly we find eucalyptus, pine and acacia. The proposed new residence and associated development will require the removal of only a few of the smaller eucalyptus. The neighborhood is residential with houses ranging in size from 1800 square feet to 10,000 square feet and above. We have submitted an extensive list of neighboring lot sizes and homes for your review.

The proposed two-story residence of 4,450 square feet has five bedrooms and five baths and has been designed in a traditional Mission Revival style in conformance with the hillside design guidelines. There is a proposed 3-car garage of 848 square feet that exceeds the allowable 750 square feet. We believe a garage of this size is a necessary amenity for a house of this quality and size. In addition, most of the square footage of the garage is located below grade and therefore the associated mass is mitigated. We have also worked with the recommendations of the Architectural Board of Review to improve, refine and reduce the amount of visible grading associated with the driveway and surrounding yard areas. The current proposal involves balancing the amount of cut and fill "on-site" with approximately 900 cubic yards of cut and 900 cubic yards of fill. As you will see from

the site plan, most of the cut occurs behind the residence and will not be visible either to the neighbors or to the public. Most of the fill occurs at the lower end of the driveway grading and has been placed in such a way as to appear natural. All graded areas will be fully landscaped. Our landscape architect is currently preparing a plan for review by the architectural board.

We believe we have arrived at a design for a home on this hillside lot that not only will appear modest in size from the street below and appropriate to the neighborhood, but will be an enhancement to the character of the street through its sensitive massing, proportioned composition and traditional Santa Barbara vernacular. We believe we have addressed the hillside design issues in a thoughtful way that preserves the existing vegetation, leaves more than one-half of the lot ungraded and which allows the house massing and roof forms to conform with the nature of the slope.

Thank you for your thoughtful consideration of this proposal,

A handwritten signature in black ink, appearing to read 'Kirk B. Gradin', with a stylized, flowing script.

Kirk B. Gradin
Architect, Principal
Banyan Architects



ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

910 CAMINO VIEJO RD

MST2005-00344

R-NEW RESIDENCE

Page: 1

Project Description:

Proposal to construct a new 5,305 net square foot, two-story single-family residence on a 50,094 square foot vacant lot in the Hillside Design District. The proposal also includes an attached 848 net square foot garage and a 400 square foot swimming pool, for a total of 6,153 net square feet. The project includes 571 cubic yards of cut and 46 cubic yards of fill under or within five feet of the main building, and 1,071 cubic yards of cut and 1,048 cubic yards of fill outside of the main building footprint.

Activities:

10/24/2005

ABR-Concept Review (Continued)

(Fourth Concept Review.)

(COMMENTS ONLY FOR LANDSCAPE AND PLANTING PLANS; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A MODIFICATION.)

5:27)

Kirk Gradin, Architect; and Aaron Carrol, present.

Motion: Continued indefinitely to the Planning Commission with the following comments, and return to the Full Board for review of the landscape plan. 1) The Board acknowledges that there is a significant amount of grading proposed, and looks forward to the Planning Commission review of this item. 2) The Board appreciates the natural appearance of the long meandering driveway and understands that the associated driveway walls are to remain a maximum of four-feet in height. 3) The retaining walls to the rear of the structure sit low and are obstructed from view to the street and therefore are acceptable. 4) The Board is still concerned with the grading and the site wall to the north of the house, and recommends reducing the engineered contours by such means as additional low terraced walls, and a significant dropped grade change between the house finished floor, and the yard area. 5) Any introduction of terraced walls need to be low, rustic, laid back gravity walls of minimal height to maintain the natural flow of the topography; both in the walls and articulation of the landscape. 6) The Board appreciates the inclusion of a detention basin for the site drainage. 7) The Board finds the landscape plan to be successful but would like to see augmentation of trees along the frontage street. 8) The Board would support the introduction of a hedge along the street frontage. 9) The surrounding hedge is to be compatible in its form with the other landscape and hedges in the neighborhood. 10) The Board would

Project Description:

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Activities:

like to see an entry gate and retaining walls more rustic in character with downplay of the entry. 11) The Board would support grading around the existing Eucalyptus tree with a maximum of 18-feet of non-structural fill.

12) The Board supports not removing the Acacia trees given they are in a non-native context.

Action: Bartlett/Manson-Hing, 6/0/0.

10/3/2005***ABR-Concept Review (Continued)***

(Third Concept Review.)

(COMMENTS ONLY FOR LANDSCAPE AND PLANTING PLANS; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A MODIFICATION.)

(4:12)

Bob Cunningham, Architect, present.

Motion: Continued two weeks with the following comments carried forward from the prior motion: As to the Architecture: 1) The Board finds the size, bulk and scale to be acceptable. 2) The house utilizes many of the Hillside Design Guideline techniques such as: the design presents a one story mass from the streetscape cutting into the hillside creating one story elements, especially on the west elevation. 3) The design also significantly steps back the walls of the architecture, as well as the roof forms of the architecture. As to the site design: 4) The Board acknowledges a significant amount of grading and looks forward to the Planning Commission review of this item. 5) The Board appreciates the natural appearance of the long meandering driveway and understands the associated driveway walls are to remain a maximum of four feet in height. 6) The retaining walls to the rear of the structure sit low and are obstructed from view to the street and therefore are acceptable. 7) The Board is still concerned with the grading and the site wall to the north of the house, and recommends reducing the engineered contours by such means as additional low terraced walls, and significant dropped grade change between the house finished floor and the yard area. 8) The Board appreciates the inclusion of a detention basin for the site drainage. 9) The Board finds the landscape plan to be successful but would like to see augmentation of trees along the frontage trees. 10) The applicant to check the fire retardant list of plants. 11) The Board would not support a six-foot wall in the front setback, but a low, sandstone wall similar to the existing walls along Camino Viejo could be considered. 12) The Board would entertain the idea of a wall and a gate at the driveway.

Action: Bartlett/Wienke, 6/0/0. Eichelberger stepped down.

Project Description:

Proposal to construct a new 5,305 net square foot, two-story single-family residence on a 50,094 square foot vacant lot in the Hillside Design District. The proposal also includes an attached 848 net square foot garage and a 400 square foot swimming pool, for a total of 6,153 net square feet. The project includes 571 cubic yards of cut and 46 cubic yards of fill under or within five feet of the main building, and 1,071 cubic yards of cut and 1,048 cubic yards of fill outside of the main building footprint.

Activities:

9/26/2005 ***ABR-Concept Review (Continued)***

(Third Concept Review.)

(COMMENTS ONLY FOR LANDSCAPE AND PLANTING PLANS; PROJECT REQUIRES PLANNING COMMISSION APPROVAL FOR ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A MODIFICATION.)

Motion: Continued one week at the applicant's request.

Action: Eichelberger/LeCron, 4/0/0.

9/19/2005 ***ABR-Resubmittal Received***

Landscape plan submitted for comment before PC

7/11/2005 ***ABR-Concept Review (Continued)***

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, A MODIFICATION, AND PLANNING COMMISSION APPROVAL.)

3:30

Kirk Gradin, Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: As to the Architecture: 1) The Board finds the size, bulk and scale to be acceptable. 2) The house utilizes many of the Hillside Design Guideline techniques such as: the design presents a one story mass from the streetscape cutting into the hillside creating one story elements, especially on the west elevation. 3) The design also significantly steps back the walls of the architecture, as well as the roof forms of the architecture. As to the site design: 4) The Board acknowledges a significant amount of grading and looks forward to the Planning Commission review of this item. 5) The Board appreciates the natural topography created by the long meandering driveway and understands the associated driveway walls are to remain a maximum of four feet in height. 6) The retaining walls to the rear of the structure sit low and are obstructed from view to the street and therefore are acceptable. 7) The Board is still concerned with the grading and the site wall to the north of the house and recommends reducing the engineered contours by such means as additional low terraced walls and significant dropped grade change between the house finished floor and the yard area. 8) The Board recommends a detention basin to the site for drainage.

Project Description:

Proposal to construct a new 5,305 net square foot, two-story single-family residence on a 50,094 square foot vacant lot in the Hillside Design District. The proposal also includes an attached 848 net square foot garage and a 400 square foot swimming pool, for a total of 6,153 net square feet. The project includes 571 cubic yards of cut and 46 cubic yards of fill under or within five feet of the main building, and 1,071 cubic yards of cut and 1,048 cubic yards of fill outside of the main building footprint.

Activities:

Action: Wienke/Mudge, 4/0/0. Eichelberger stepped down.

6/13/2005***ABR-Concept Review (New) - PH***

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, A MODIFICATION AND PLANNING COMMISSION APPROVAL.)

4:27

Kirk Gradin, Architect, present.

Public comment opened at 4:41p.m.

Rex Lotery, neighbor stated that the project is not in the best interest for the neighborhood.

Public comment closed at 4:46p.m.

Motion: Continued indefinitely with the following comments: 1) The Board supports the meandering driveway and the associated grading. 2) The Board finds the amount of flat lot construction and the associated site walls are problematic. 3) The Board finds that the architecture is acceptable and adheres to the Hillside Design Guidelines. 4) The location of the pool is exacerbating the site condition and creating too aggressive of a site design. It is suggested to: a) move the house to the west to reduce the amount of grading. b) use more terraced wall techniques. c) relocate the pool. d) raise the pool level. The goal is to reduce the continuous flat site and to reduce the amount of retaining wall and grading, particularly the 2:1 engineered slopes. 5) The Board is concerned with the height of the six foot retaining wall at the rear of the property. 6) The Board recommends a detention basin for site drainage.

Action: Bartlett/Mudge, 4/0/0.

6/13/2005***ABR-Optional Notice Prepared***

Lawrence E. Hunt
Consulting Biologist

RECEIVED

FEB 03 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

Kirk Gradin
Banyan Architects
300 East Canon Perdido Street
Santa Barbara, California 93101

3 February 2006

Subject: Biological Assessment of Proposed Residential Development Project at 910 Camino Viejo, Santa Barbara, California

Introduction and Location. The applicant, Banyan Architects, has designed plans for a 5,670 square foot single-family residence on a 1.15-acre parcel located at 910 Camino Viejo in the Santa Barbara city limits. Planning Commission approval requirements for the project include preparation of a Biological Assessment of existing resources, project-related impacts, and mitigation recommendations. The site visit for this report was conducted on 19 September 2005 between 1400 and 1630 hrs. The weather during the site visit was clear, with light W winds, and air temperatures between 68-74 F.

This report summarizes the results of a site visit to evaluate existing conditions as well as a review of the Site Plans (received 23 September 2005 and revised version received 28 October 2005) and Conceptual Landscape Plan (dated 21 October 2005).

Environmental Conditions.

Land Use. The parcel is currently open space surrounded on all sides by single-family residences on parcels of varying size and degree of development and by Camino Viejo on the north. The parcel appears to have been recently disturbed by mowing and removal of several trees (four 30-inch to 48-inch eucalyptus in center and eastern edge of parcel, two 12-inch acacia in western portion of parcel, and one 24-inch Monterey pine along Camino Viejo near proposed driveway entrance). Mulch from chipped trees covers portions of the lower slopes of the parcel. A conspicuous feature at the time of the site visit for this report was a series of parallel surface irrigation lines oriented in an east-west direction and covering most of the parcel. The irrigation lines connected to risers with sprinklers.

According to the applicant: a) the lot was mowed in accordance with City of Santa Barbara Fire Department advice in order to control fire hazards, b) mulch was spread along the bottom of the hill to control surface runoff and potential soil erosion; c) sprinklers were installed in Spring, 2005 to periodically increase soil moisture during the summer for fire control, and; d) certain diseased trees were removed at the direction of an arborist.

Topography. The relatively flat northern one-quarter of the subject parcel slopes gently to the east and appears to be a portion of a former floodplain associated with a

channelized and culverted drainage (unnamed) that parallels the northern edge of Camino Viejo. The southern three-quarters of the subject parcel lie on a 20-30% northeast-facing slope. Surface elevations range from approximately 330 feet above sea level at the northern edge of the parcel to 385 feet above sea level at the southern edge.

Soils. Soils throughout the parcel are dark grey, loose, with some gravel and cobbles derived from sandstone bedrock, as well as smooth quartzite gravel rounded by fluvial (stream) action. Shipman (1981) classified soils along the relatively flat northern portion of the parcel as Milpitas-Positas fine sandy loam on 2-9% slopes and soils across the remainder of the parcel as Milpitas stony fine sandy loam on 15-30% slopes.

Vegetation. The physiognomy of the vegetation over the parcel consists of non-native annual grassland, with a significant ruderal component, and scattered clumps of mature ornamental and native trees and shrubs (see site photographs in Appendix 1). The overall number and cover of native plant species is small and non-native species thoroughly dominated the site. The most numerous tree species on the parcel is blue gum (*Eucalyptus globulus*), followed by Monterey pine (*Pinus radiata*), myoporum (*Myoporum laevum*), an unidentified species of acacia (*Acacia* sp.), red eucalyptus (*E. camaldulensis*), and coast live oak (*Quercus agrifolia*). The latter species is represented by at least ten young and mature trees (>3" dbh [diameter at breast height]), with at least three individuals exceeding 12" dbh). Toyon (*Heteromeles arbutifolia*) and laurel sumac (*Malosma laurina*), are represented on-site by three or four mature shrubs and a few seedlings, respectively, on the central and east-central slopes of the parcel. Herbaceous ruderal species include Italian thistle (*Carduus pycnocephalus*), flax-leaved fleabane (*Conyza bonariensis*), clover (*Trifolium* sp.), scarlet pimpernel (*Anagallis arvensis*), prickly ox-tongue (*Picris echioides*), and pigweed (*Chenopodium album*).

The dominant ground cover across the parcel is non-native, annual brome grasses, dominated by red brome (*Bromus madritensis* subsp. *rubens*) and rip-gut brome (*Bromus diandrus*). Percent ground cover ranges from about 20% to 95%, averaging 80% (qualitative estimate). Exceptions include an approximately 1,500 square foot low-lying area that appears to retain surface runoff for a short period of time during the winter and that supports grasses and forbs that prefer seasonally damp soils, including annual rye (*Lolium* sp.) and dock (*Rumex* sp.). The ability of this area to collect seasonal surface runoff appears to be caused by a combination of grading and landscaping on the adjacent parcel to the east and the elevation of Camino Viejo roadway. The other exception is a small area along the lower eastern slopes of the parcel that support about 100 small clumps of California brome (*Bromus carinatus*), a native perennial bunchgrass. The density and areal extent of this species in this area does not meet the minimum County standards for cover or patch size (>10% cover and/or >0.25 acres in extent).

Wildlife. Wildlife residing on or using the parcel for nesting and/or foraging are common, widespread species that can adapt to chronic human disturbance and use non-native/ruderal habitats. Species observed on the parcel during the site visit include: western fence lizard (*Sceloporus occidentalis*), side-blotched lizard (*Uta stansburiana*), mourning dove (*Zenaida macroura*), band-tailed pigeon (*Columba fasciata*), acorn

woodpecker (*Melanerpes formicivorus*), northern flicker (*Colaptes auratus*), Anna's hummingbird (*Calypte anna*), American crow (*Corvus corax*), western scrub-jay (*Aphelocoma coerulescens*), and Botta's pocket gopher (*Thomomys bottae*). Acorn woodpeckers were especially conspicuous, with two or more family groups nesting in holes in eucalyptus and pine snags on the parcel.

Special-Status Plants and Wildlife. California brome, a locally-sensitive native bunchgrass, is present in low densities on the parcel. Ten coast live oaks with >3" dbh occur on the parcel and are protected by local and county statutes. No other special-status plants are expected to occur on the parcel. Special-status wildlife species may occasionally use the parcel, but these species would be limited to birds and bats that can easily traverse barriers to forage, roost, or nest in fragmented habitat patches found in urban environments. The following Species of Special Concern (CDFG, 2005) are known from the vicinity of the project area and potentially may use the subject parcel and foraging and/or roosting/nesting habitat:

- Cooper's hawk (*Accipiter cooperi*) – resident to South Coast; may forage and roost on-site; large eucalyptus and pine trees on-site are suitable for nesting, but no nests noted during site visit;
- sharp-shinned hawk (*Accipiter striatus*) – winter visitor to South Coast; may forage on-site and roost in eucalyptus and/or pine trees;
- loggerhead shrike (*Lanius ludovicianus*) – resident to South Coast; may forage on-site;
- western red bat (*Lasiurus blossevillei*) – fall and winter migrant to South Coast; forages in riparian and other woodlands and is known to roost beneath eucalyptus bark;
- pallid bat (*Antrozous pallidus*) – resident to South Coast; forages at night on ground in grassland and open scrub for scorpions and other large arthropods.

No evidence of raptor (hawks and owls) nests were found in the ornamental and native trees on or within 500 feet of the parcel during the site visit for this report. However, the mature trees on the parcel provide suitable nesting and/or roosting conditions for these species, as well as more common raptors, such as red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), American kestrel (*Falco sparverius*), great horned owl (*Bubo virginianus*), and barn owl (*Tyto alba*). Concentrations of owl pellets or other prey remains, indicating regular use by owls or hawks, also were not found around the base of the large trees on-site at the time of the site visit.

Two or more family groups of acorn woodpeckers were residing in holes in mature eucalyptus and Monterey pine trees on the parcel at the time of the site visit for this report. Coast live oaks on the parcel and on adjacent parcels provide food for this species. Abandoned nest holes may be used as temporary roosts by bats.

Wildlife Corridors. The parcel is a small patch of open space surrounded by moderate-density residential development and Camino Viejo. There are no wildlife corridors on or in the vicinity of the parcel.

Project-related Impacts and Mitigation Recommendations. Proposed build-out on this parcel may result in the following short- and long-term impacts to biological resources. The following mitigation recommendations are presented to reduce potentially significant impacts to less than significant levels.

1. Impact: Loss of existing trees used as nesting/roosting sites by birds and bats. Eucalyptus, Monterey pines, and coast live oaks provide nest holes and food for acorn woodpeckers currently residing on the parcel. Abandoned nest holes may be used as roosts by bats. The revised Preliminary Site Plan and/or Conceptual Landscape Plan depict a 12-inch Monterey pine, a 23-inch blue gum (eucalyptus), and five 6-inch to 15-inch acacia to be removed. Removing the Monterey pine and eucalyptus could impact acorn woodpeckers, other birds, and possibly bats (removing the acacia would not affect these species). Surviving individuals will likely abandon the site following such actions.

Mitigation Recommendations (also see mitigation measures discussed under Impact 6):

- a) Design and site residence, driveway, and associated structures and project components, including post-occupancy, to avoid the need to remove mature trees. In particular, trees currently used by acorn woodpeckers for nesting and feeding should be maintained to the maximum extent feasible. If the trees discussed above must be removed, they should be replaced with tree species that are preferred by acorn woodpeckers and other hole-nesting birds and bats, such as Canary Island palm (*Phoenix canariensis*), king palm (*Archontophoenix cunninghamiana*), coast live oak (*Quercus agrifolia*), and/or western sycamore (*Platanus racemosa*), at the replacement ratio recommended by the City Planning Division.
- b) Prior to tree removal, a qualified biologist should inspect the trees slated for removal for bird/bat activity. If active nest holes are found, the trees should not be removed.
- c) Information on the presence of hole-nesting birds, as well as the results of the raptor survey (if active nests are found), should be passed on to future property owners, so that tree trimming or removal post-occupancy either does not occur or is sufficiently mitigated so as not to cause these species to abandon the parcel.

2. Impact: Potential disruption of raptor roosting or nesting behavior. The parcel is located in a heavily wooded residential area that likely supports hawk and owl roosting and/or nesting, as well as a host of non-raptorial birds. Noise and increased human activity during construction could disrupt raptor roosting and/or nesting activity, if present.

Mitigation Recommendation: Retain a qualified biologist to conduct a nest survey for raptors (hawks and owls) and other species on and within 500 feet of the parcel. The survey should be conducted no more than two weeks prior to initial site grading and/or construction. If active nests of raptors or any other bird species are found on the parcel or within 500 feet of the parcel, construction activities may have to be halted until the young have fledged the nest, depending on site-specific conditions. Typically, construction activities conducted between 15 July and 1 February will not overlap with the breeding seasons of raptors or other bird species.

3. *Impact: Loss of open space supporting marginal wildlife habitat.* The parcel is relatively small, supports largely non-native and ruderal vegetation, and is surrounded by low-density residential development that isolates it from other, larger open spaces. Although build-out of this parcel, as proposed, is not expected to significantly affect local or regional wildlife habitat values, the parcel will be substantially altered from its current condition as open space and wildlife habitat as a result of build-out.

Mitigation Recommendation: The loss of this parcel as open space can be easily be offset by increasing habitat values for wildlife over existing conditions by including native trees, shrubs, and ground cover in the Landscaping Plan and removal of existing, invasive shrubs, such as myoporum and acacia on the site (see Impact 6 below for specific recommendations).

4. *Impact: Loss of native grasses:* California brome is present on-site in low densities within the construction footprint of the project. Although loss of these individuals is not considered a significant impact, retaining the presence of this species on-site is desirable.

Mitigation Recommendation: Plugs of this plant could be collected on-site prior to construction, salvaged and used to revegetate rip-rap areas or other sites along the base of the slope, consistent with the landscaping plan (also see other mitigation recommendations for this structure below).

5. *Impact: Sedimentation and soil erosion:* Because much of the site is steeply sloping, the potential for soil erosion and sedimentation during construction and post-occupancy could be significant.

Mitigation Recommendations:

- a) Site grading and other major soil-disturbing activities should be limited to the dry season (15 April to 15 November).
- b) All applicable Best Management Practices (BMPs) should be employed to avoid or minimize soil erosion and off-site soil transport.
- c) The proposed below-grade retention basin depicted on the Preliminary Site Plans should allow for slow percolation of collected water and should be designed so as not to require regular maintenance.

- d) The proposed Landscape Plan includes California brome in the planting palette. In addition, plants currently found in the development footprint should be salvaged and re-planted elsewhere around the lower slopes of the parcel in the fall immediately prior to winter rains, in order to retain the presence of this locally uncommon grass on the parcel.

6. *Impact: Non-native plants:* Many landscaping plants are invasive, non-native species that can significantly degrade wildlife values in the habitats they invade. Certain non-native trees, such as eucalyptus, provide high wildlife value, whereas others, such as myoporum and acacia, have limited wildlife value and are highly invasive. Native plants represent but a small fraction of the plant species currently found on-site. The proposed Landscape Plan does little to reverse this trend; less than 10% of the plant species selected for the site are native. The proposed project presents an opportunity to increase the diversity of native vegetation and wildlife values on-site through judicious use of native landscape plants.

Mitigation Recommendations:

- a) The following species should be deleted from the proposed planting palette because they are highly invasive and not native to North America. Several have been listed as “noxious weeds” by the California Exotic Pest Plant Council (CalEPPC) as being of high ecological concern (Bossard et al., 2000): spurge (*Euphorbia charcias* subsp.), periwinkle (*Vinca major*), snail vine (*Vigna caracalla*), myoporum (*Myoporum laevum*), and cotoneaster (*Cotoneaster* sp.). Additionally, the existing myoporum and acacia trees on-site also are non-native and highly invasive. They should be removed during construction and replaced with native, locally-occurring trees and shrubs.
- b) The planting palette for the landscape plan should emphasize use of native, locally-occurring species, especially away from house in less-used portions of the parcel. These species don’t necessarily have to be native to Santa Barbara County. Candidate trees and woody shrubs are: western sycamore (*Platanus racemosa*), coast live oak (*Quercus agrifolia*), Monterey cypress (*Cupressus macrocarpa*), coast redwood (*Sequoia sempervirens*), western redbud (*Cercis occidentalis*), California buckeye (*Aesculus californicus*), white alder (*Alnus rhombifolia*), western spiraea (*Spiraea douglassi*), ceanothus (*Ceanothus* spp.), elderberry (*Sambucus mexicanus*), evergreen huckleberry (*Vaccinium ovatum*), and porcelainberry (*Ampelopsis brevipedunculata*). Native herbaceous species are: western columbine (*Aquilegia formosa*), wood fern (*Dryopteris arguta*), and giant chain fern (*Woodwardia fimbriata*). As previously stated, many palms, although not native to California, have high wildlife value and should be included in the Landscape Plan, such as Canary Island palm (*Phoenix canariensis*), king palm (*Archontophoenix cunninghamiana*),

and fan palms (e.g., genus *Washingtonia*) (also see mitigation discussed under Impact #1).

- c) If rip-rap is placed along the bottom of the slope to dissipate surface runoff, it should be vegetated with native, locally-occurring species appropriate for the site, such as horsetail (*Equisetum hyemale*), rushes (*Juncus* spp.), or California brome would be an excellent adjunct to landscaping in these areas.

Literature Cited.

Bossard, C., J. Randall, and M. Hoshovsky (eds.) 2000. Invasive plants of California's wildlands. Univ. California Press, Berkeley. 360 pp.

CDFG (California Department of Fish and Game). 2005. Special Animals. California Natural Diversity Data Base (CNDDB), The Resources Agency, Sacramento, CA. 45 pp.

Shipman, G. 1981. Soil survey of Santa Barbara County, California: south coastal part. USDA Soil Conservation Service, Washington, D.C. 144 pp, plus maps.

A handwritten signature in black ink, appearing to read "Lawrence E. Davis", with a stylized flourish at the end.

Consulting Biologist

APPENDIX 1. SITE PHOTOGRAPHS



Photo 1. Parcel looking west from northern flat area. Camino Viejo borders northern side of parcel. Trees visible in photo are blue gum (*Eucalyptus globulus*), Monterey pine (*Pinus radiata*), and acacia (*Acacia* sp.).



Photo 2. Parcel looking south from site of proposed below-grade retention basin. This portion of the parcel appears to experience short-term inundation during the rainy season because it supports dense growth of annual rye (*Lolium* sp.) and dock (*Rumex* sp.). Trees visible in background are blue gum, red eucalyptus (*Eucalyptus camaldulensis*), acacia, and myoporum. A portion of a mature coast live oak (*Quercus agrifolia*) is visible at right center of photo. California brome (*Bromus carinatus*), a native perennial bunchgrass, occurs along the lower slope at left-center of photo.